

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
JULY 17, 2012 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Sarasin,  
Alternates Present: Brady, Moriarty, Everett (7:47)  
Absent: Somers, Kimenker, Vaughn  
Staff: Quinn, Galetta

Vice Chairman Sarasin called the meeting to order at 7:00 p.m. Sarasin sat Brady for Kimenker and Moriarty for Vaughn. Brady read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-22 – 30 West Main Street; Daniel Marr, owner; Steven Grills, applicant; Replace façade. PIN #261918410081 – Continued

Steven Grills appeared before the Commission on behalf of Dan Marr owner of 30 West Main Street. The building is currently undergoing like for like repair of the copper fascia. During construction the contractor determined that a structural, carrying I-beam was in need of repair. The I-beam supports all of the brick face veneer. In order to replace the I-beam all of the masonry must be removed from the building. The building will be refaced with dimensional brick of the same size and the courses will be replicated. Brick color dapple gray matt will be used.

The following exhibits were presented:

- Photographs
- Brick samples & brochure

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:14 p.m.

HDC 12-23 – 6 West Main Street; Jerome Properties 2-6 LLC, owner; Robert Koehler, applicant; Signage. PIN #261918403999

Courtney Bomb, manager of The Spice & Tea Exchange, presented to the Commission regarding signage for a new store location at 6 West Main Street, which is owned by Jerome Properties 2-6 LLC. The applicant is seeking permission for a 10 sq. ft. aluminum wall mount sign and a 12 sq. ft. wooden hanging sign. The hanging sign will be attached to an existing bracket and illuminated. The wall sign will not be illuminated at this time.

The following exhibits were presented:

- Sign graphic

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:17 p.m.

HDC 12-24 – 2 West Mystic Avenue; Laura Jamison, owner/applicant; Siding & trim. PIN #261917109177

The applicant was not available to appear at the meeting and requested a continuance to the next regularly scheduled public hearing.

HDC 12-25 – 19 Prospect Street; Patricia Kelly, owner/applicant; Deck. PIN #261805198175

Patricia Kelly, owner of 19 Prospect Street, presented to the Commission regarding the addition of a small, functional rear deck on her home. The shape of the deck will mimic an existing bay window on the house. Because of initial concerns with the massing, they will move an existing staircase to the opposite side of the house. The deck has been designed to leave the underneath open to showcase a stone foundation. Additionally, the applicant wants to add some lattice and a trellis to further break up the massing. The deck will be constructed from pressure treated wood with railings that will mimic the rail on the front porch. Closed-riser stairs will be used to keep the look similar to the front porch.

The following exhibits were presented:

- Photographs
- Plot plan
- Materials list
- Deck design

Vice Chairman Sarasin asked for comments in favor or against and there were none. The public hearing closed at 7:25 p.m.

HDC 12-26 – 27 Gravel Street; Michael Sarasin, owner/applicant; Stone wall & fence. PIN #261918422097

Commissioner Sarasin recused himself from this application and requested a continuance to the next regularly scheduled public hearing.

Vice Chairman Sarasin closed the public hearing portion of the meeting at 7:26 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-22 – 30 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1851.

HDC 12-23 – 6 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1852.

HDC 12-24 – 2 West Mystic Avenue

MOTION: To continue the application to the next regularly scheduled public hearing.

Motion made by Brady seconded by Moriarty, so voted unanimously.

HDC 12-25 – 19 Prospect Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1853.

HDC 12-26 – 27 Gravel Street

MOTION: To continue the application to the next regularly scheduled public hearing.

Motion made by Moriarty seconded by Brady, so voted unanimously

### III. PRE-APPLICATION HEARINGS

Architect Bill Bertsche appeared before the Commission to represent Adam Wronowski owner of 2 Clift Street. Commissioner Sarasin disclosed that he is an adjoining property owner and recused from the pre-application hearing. The applicant is seeking two small modifications to an original COA #1823. The first modification is a request to move the garage back 6' because there is no longer a need to leave room for a generator installation. The generator is now being installed inside the garage. The second modification is a minor adjustment to the building that will not change the look of the project. The original design left corner boards on the Gravel Street side of the house unchanged. Now under construction, the homeowner has decided he would like to replicate the corner board detail on the back of the house for the front corners as well. The applicant has come to the Commission during a pre-application hearing with the hope that the modifications would be considered minor changes to an existing COA rather than require another public hearing. Staff noted that the Commission has the discretion of determining if a modification rises to the level of a public hearing. The Commission felt that the changes were minor and accepted revised elevations for HDC file #11-44.

Landscape Architect Brian Kent, of Kent & Frost, LLC, appeared before the Commission for Adam Wronowski, owner of 2 Clift Street, regarding five design elements of the site plan that fall under HDC purview. Commissioner Sarasin recused himself from the pre-application hearing. The subject property is the equivalent to two average sized lots and gives the appearance of two separate lots. The homeowner wants to tie it altogether so that visually it looks like one lot. The family desires a fence enclosure for the safety of young children and a future swimming pool as well as a privacy fence for screening and sound mitigation along the boundary line of a closely neighboring property. Additionally, an arbor will be attached to the fence which will also fall under the Commission's jurisdiction. The homeowner would also like to install an additional drive way directly across Clift Street from a neighboring driveway. This would solve two issues for the family. It would allow parking closer to their home as well as prevent on-street parking in the vicinity of the two drives which may be a safety hazard. The final design element is the addition of an outdoor fireplace to on the patio. The plan is to reuse brick from the construction of house.

Kathleen Holdridge, owner of 12 New London Road, appeared before the Commission regarding permission to construct a fence on back of her property which is bounded by Route 1. She would like to install a 96' fence starting at an existing driveway and running along Route 1. Her preference would be for a solid fence to mitigate noise, dirt, and car exhaust. She

is proposing a 5' – 6' board-on-board fence that will be visually pleasing from both sides. It will be flat capped on each 8' section. Staff noted that fences greater than 8' tall require a zoning permit for setback. Commission is concerned with the precedence of a tall, solid fence and would like the opportunity to visit the property.

Delight Wolfe, owner of 13 Prospect Street, appeared before the Commission regarding the removal of existing cedar roof shingles and a wooden "Yankee" gutter system. She plans to replace the shingles with Certainteed asphalt shingles. She is also requesting to replace the gutter system because it will be extremely difficult to reuse the wooden gutters with the asphalt shingles. The new gutters will be aluminum. Staff noted that the removal and replacement of historic gutters is within the Commission's purview.

David Cronin appeared before the Commission to represent Fort Rachel Marina, which is owned by BLP Enterprises and located at 44 Water Street. There is a shop door on the main building that needs to be replaced. The building was constructed in 1989 and the door was handmade by the former owners. The door is made from 2x12 plywood and Plexiglas and must be opened with a forklift. It is now rotted and sagging and there is concern that it will buckle. The applicant is proposing an insulated, overhead door from American Overhead Doors. The door faces east and the public way that must be considered for this property is the river. The Commission feels that the structure is utilitarian and used as a working building.

Philip Rowe appeared before the Commission to seek permission to add a dormer to his house at 415 Noank Road. The house is a 1920's craftsman style bungalow that was renovated a number of years ago. A garage bungalow was added for use as a master suite; however, at that time he was not permitted to add a dormer. He is now seeking approval for a dormer with two windows to mirror the dormer on the front.

Teresa McShane appeared with Architect Peter Springsteel regarding her bungalow style home at 9 Orchard Lane. An earlier COA was issued for renovations to the house but without allowing any modification to the roof ridge. She would like to raise the roof ridge to make the house more functional. Currently the space is a small attic but the addition would allow for a master bedroom suite. The change will be from 7/12 to 9/12 pitch. While the eave will not be lifted, a stepped back dormer will be added. However, changing the pitch may take it more toward the look of a Cape. The back of the house is not visible from the public way with the exception of the side of a dormer from Orchard Lane. The renovation will require the roof to be torn off completely and the stone veneer chimney will be razed.

Dorothy Galligan, of 181 High Street, appeared before the Commission to discuss the replacement of a Widow's Walk on the house owned by Carpe Diem Mystic, LLC. The existing structure is not original to the house and is in need of repair. She is proposing to construct an historically accurate, maintenance-free structure from material such as Azek. The Commission requested design specifications for the public hearing. Staff noted that height and spacing of balusters does not have to meet code if the Widow's Walk is not accessible from the inside of the house.

Phil Pavone, owner of 5 Pearl Street, appeared with Architect Peter Springsteel to propose and addition to an existing garage. The property is located near the intersection of Main Street next to a commercial building. The house is a three-family home and parking is at a premium. Additionally, the applicant has a large collection of cars for which he needs storage space. A gable fronted garage was discussed. The Commission feels the structure is a utilitarian outbuilding and that it seemed reasonable for a property owner to make changes. The existing

garage doors do not suit a gable roof. Esthetically the structure would be more appropriate if it resembled a barn rather than a garage.

#### IV. PUBLIC COMMUNICATIONS

Staff noted a letter was received from the Town Clerk indicating that Commissioner Elaine Cole has resigned from the Commission, effective immediately.

Staff noted that Mark Somers and James Kimenker were appointed as regular members. Staff also noted that Todd Brady and Sarah Moriarty were appointed as alternate members.

#### V. APPROVAL OF THE MINUTES OF June 19, 2012

MOTION: To approve the minutes of June 19, 2012

Motion made by Everett, seconded by Brady, so voted unanimously.

#### VI. OLD BUSINESS – None

#### VII. NEW BUSINESS

Vice-Chairman Sarasin extended his thanks to Elaine Cole, Nancy Mitchell, and Chuck Nado for their years of service to the Town and the Historic District. He also welcomed new members Sarah Moriarty and Todd Brady.

The Commission noted that local architects should be used as resources to learn about new building materials and new energy codes that the materials are used in conjunction with.

The Commission also expressed concern that in the past there may have been some misperception about what came under the purview of the HDC legally or procedurally. Staff noted that he met with the Director of OPDS who is hoping to have the Town Attorney review rules, procedures, and statutory requirements with the Commission.

#### VIII. ADJOURNMENT

Motion to adjourn at 9:23 p.m. made by Brady, seconded by Sarasin, so voted unanimously.

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Historic District Commission

Prepared by Lynda Galetta, Office Assistant II